

**PAW PAW TOWNSHIP
PLANNING COMMISSION MINUTES**

Regular Meeting – February 17, 2026

1. CALL TO ORDER AND ROLL CALL

Chairman Kerby called the formal portion of the Paw Paw Township Planning Commission meeting to order at 7:00 pm.

PRESENT: Chairman Kip Kerby, Chad Learned, Phillip Arbanas, Jim DeGross, Phil Hover, Adam Garland, Chuck Felcyn

ABSENT: None

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. APPROVAL OF THE AGENDA

The Planning Commission reviewed the proposed meeting agenda.

- Learned offered a motion *to approve the agenda as presented.*
- DeGross supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGross, Hover, Garland, Felcyn
 - Nay: none
 - Abstain: none

4. APPROVAL OF MINUTES

The Planning Commission reviewed the draft minutes from January 20, 2026.

- DeGross offered a motion *to approve the minutes from the meeting held on January 20, 2026.*
- Felcyn supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGross, Hover, Garland, Felcyn
 - Nay: none
 - Abstain: none

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

- There were no general public comments.

6. BUSINESS

a. Public Hearing and Consideration of a Special Land Use and Site Plan. Marty Squillaci requests retroactive special land use and site plan approval for a detached deck with a reduced side setback and reduced waterfront setback at 34293 North Street, Paw Paw, MI 49079 (80-14-417-004-00).

Jirousek stated that the applicant was seeking retroactive special land use and site plan approval for a detached deck constructed without prior approval. The deck did not meet the required side yard and waterfront setbacks, necessitating relief through the special land use process. Jirousek indicated that upon review, the deck is residential in nature, compatible with surrounding development patterns, and does not create objectionable impacts in its current placement.

Marty Squillaci explained his request and stated that it was generally screened by existing landscaping.

Chairman Kerby called for public comments. A neighboring property owner expressed support for the request. Chairman Kerby closed the public hearing.

- Felcyn offered a motion *to retroactively approve the special land use and site plan for the detached deck to allow it to remain in its current location.*
- Learned supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Hover, Garland, Felcyn
 - Nay: none
 - Abstain: none

b. Consideration of the 2026 Paw Paw Township Master Plan Update

Jirousek presented an overview of the public comments from the January meeting. The Planning Commission discussed the input and direction of the plan:

- Felcyn offered a motion *to update the draft plan based on the direction of the Planning Commission, and that a request should be made to provide hard copies of the full master plan prior to the March meeting:*
 1. *Remove the waterfront designation on the west side of Three Mile Lake on the future land use map.*
 2. *Add a summary of public hearing comments to the meeting minutes from the hearing.*
 3. *Include intent statements for all three commercial/industrial designations on the future land use map.*
 4. *Create a new zoning district reflecting the Mixed Business Commercial future land use designation, limiting more obtrusive land uses.*
 5. *Develop a battery energy storage policy or position statement for the Master Plan addressing specific concerns, including the fire department's capacity for major catastrophes and environmental considerations. Delete Recommendation 5.*

6. *Revise Chapter 5, Page 48, Principle 4 to reframe language around solar and wind energy — shifting from "support" or "promotion" of these systems to support for regulations that ensure balance and protect land and resident interests.*
7. *Add zoning recommendations for data centers, including limiting their scale and restricting them to industrial-zoned areas only (covering location, dimensional requirements, and scale).*
8. *Include an action item for the Township to initiate down-zoning of priority areas, such as those south of the Village limits.*
9. *Add a clarifying narrative in Chapter 3 regarding the density recommendation (1 unit per 10 acres) and the allowance for a limited number of smaller lots.*

- DeGroff supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Hover, Garland, Felcyn
 - Nay: none
 - Abstain: none

7. ADDITIONAL PUBLIC COMMENT

- A resident asked when the plan would be available for formal public review.
- A resident provided thoughts on battery energy storage and data centers.
- A resident provided thoughts on CR 671 between Red Arrow and I-94, as well as his experience working for Palisades.

8. ADDITIONAL DISCUSSION

None

9. ADJOURNMENT

The meeting concluded at 7:33 pm.

- Hover offered a motion *to adjourn the meeting at 7:33 pm.*
- DeGroff supported the motion.
- Chairman Kerby called for the vote, and the motion passed unanimously (7-0).
 - Aye: Chairman Kerby, Learned, Arbanas, DeGroff, Hover, Garland, Felcyn
 - Nay: none
 - Abstain: none

Prepared by: David Jirousek, March 3, 2026

Approved: March 17, 2026